

**Clark County 78<sup>th</sup> Street/WSU Property Concept Planning  
Sounding Board Meeting #4  
January 27, 2009  
Summary Notes**

**Sounding Board members in attendance:** Rob Freed, Clark County Historic Preservation Commission; Blair Wolfley, WSU Extension; Doug Ballou, NACCC; Bruce Prengruber, Clark County Food System Council; Jim Youde, Clark County Food Bank; Doug Stienbarger, WSU Clark County Extension; Florence Wager, Parks and Recreation Commission; Pete Dubois, Clark County Sustainability; Ila Stanek, Hazel Dell/Salmon Creek Business Association/West Hazel Dell Neighborhood Association; Bud VanCleve, NE Hazel Dell Neighborhood Association; Jose Alvarez, Clark County Planning; Derek Chisholm, Parametrix; Sunrise O'Mahoney, Vancouver Food Co-op; Todd Horenstein, Vancouver Public Schools; and Mark Stephan, WSUV.

**Consultant staff present:** Jeanne Lawson and Adrienne DeDonna, JLA.

**Clark County staff present:** Mark McCauley, General Services Director and Collette Anderson, Clark County Planning Department

**Members of the public:** Jamie Clark and Deston Dennison

**Agenda Overview & Introductions:**

Jeanne Lawson kicked off the meeting with an overview of the agenda and a quick round of introductions.

**Property updates:**

Mark McCauley provided the group with an update on the property.

- **Landscaping trees donated** – Shorty's Nursery donated 1,500 trees to Clark County to be used for landscaping parks. Some trees could be used at the 78<sup>th</sup> Street site if it ultimately fits into the Master Plan. This will involve digging a couple of trenches at the 78<sup>th</sup> Street property for the trees to be temporarily placed until they can be used for landscaping. This location is where the strawberries used to be grown. Most of the trees should be out by the end of the summer. The land will be returned to its former state after the trees have been removed.
- **Silo** – Mark obtained an extension for the grant that would fund the move of the silo from 119<sup>th</sup> Street and 72<sup>nd</sup> Avenue to the 78<sup>th</sup> Street property. In regards to the buildings from the Kapus Farm, it appears that it may be too expensive to move all of the buildings. The County may only be able to move the smaller buildings. The Board of Clark County Commissioners (BOCC) will only allow moving the structures within the budget allocated through funding from Southwest Washington Medical Center. Mark will research the feasibility of moving the structures to the 78<sup>th</sup> Street site to be placed there temporarily prior to the Master Plan being completed. This may save funding in the long run.
  - Robert Freed commented that the Historic Preservation Commission previously struggled with the need for the Kapus Farm building to remain intact and together. These buildings are on the local historic register.

- **Permaculture Study/Technical Advisory Committee Work** – Mark provided the group with three full copies of the report to pass around and mentioned that the report would be posted on the County’s project website following the meeting. Pete Dubois explained that a number of volunteers from the community (including some from the Sounding Board) committed 72 hours of time to learn about permaculture principles and practices. The training included a hands-on demonstration that focused on the 78<sup>th</sup> Street site. The results of the group demonstration are included in the Report written by Deston Dennison of Abundance PC Consulting. The report can be found online at <http://www.clark.wa.gov/general-services/wsuh.html>. The report includes information about the natural qualities of the site, such as the soil quality, sunlight, wind, etc. These qualities may be considered in the concept planning and master planning process as far as what uses make sense related to the natural features and qualities that the property offers. Blair Wolfley commented that the exercise was a wonderful learning opportunity, but that it should not be used as a handbook for how to develop the site. It provides the group with some things to consider over time.
  - Growing Opportunities - Pete Dubois also mentioned that there may be an opportunity to provide small plots of community gardens in conjunction with the Parks and Recreation Department at the 78<sup>th</sup> Street property on a temporary basis over the summer. This would be done as a ‘pilot project.’
  - Farmers Market – Pete also stated that the frontage property on 78<sup>th</sup> Street may also provide temporary space for a mid-week Farmer’s Market as another ‘pilot project’ opportunity.
  - Terracing Demonstration – Pete told the group that there was a future opportunity for a 2 day workshop/field demonstration by an Austrian permaculture farmer who is touring the Northwest to come to the 78<sup>th</sup> Street site and complete a small terraced tree planting.
    - Bruce Prengruber asked if there was concern on the County’s part about letting the property sit idle while waiting to develop and implement a master plan. He asked if the County was protecting their assets. Blair Wolfley addressed this question by stating that they are continually maintaining the site.

### **Highway 99 Subarea Plan:**

Collette Anderson from Clark County Planning informed the group about the Highway 99 Subarea Plan which calls for redevelopment along Highway 99 and includes the 78<sup>th</sup> Street property. Collette told the group that since the 78<sup>th</sup> Street site came up during all of the public meetings held regarding the Highway 99 Subarea planning process, Team 99 prepared a list of ideas for the site to be considered (see the attached letter for more details).

Ila Stanek, a member of Team 99, also shared a letter from Ron Wilson, Hazel Dell/Salmon Creek Business Association to Commissioner Boldt. The letter requested development that provided for community use year-round, including:

- A community center
- Restaurant

- Winery
- Farmer's Market
- Food Bank on 68<sup>th</sup> Street (vs. 78<sup>th</sup>)
- The property should be commercially viable and not dominated by Agriculture

Ila said that Team 99 would like the site to be something that made people take the 78<sup>th</sup> Street exit off of I-5, then shop and spend money in the area.

Collette said that the 78<sup>th</sup> Street property is designated as a public facility in the Highway 99 Subarea Plan.

Ila also explained that the "Poor Farm Theme Park" identified in the letter from Team 99 is related to an overarching, unifying theme for what is ultimately master planned for the site. It isn't meant in literal terms.

Pete Dubois mentioned that the Permaculture report provides information that discusses revenue options for the site that could make it more commercially viable.

Jeanne asked the group how they felt about shifting the Food Bank to the 68<sup>th</sup> Street side of the property and the possible impacts there might be on the neighborhood due to trucks coming and going from the Food Bank. Jim Youde added that he thought there might be 4 to 5 trucks a day.

Sunrise asked how the process/relationship will work between each of the groups (the Sounding Board, Team 99 and Three Creeks). Jeanne explained that the representatives from Three Creeks and Team 99 that were on the Sounding Board should provide input during meetings. The Sounding Board is a forum for betting ideas. The BOCC will be looking for input from Three Creeks and the Planning Commission. The Sounding Board is needed to understand and consider how different elements/uses can work together on the site. The Sounding Board should consider ideas from Team 99 and the public for potential uses at the site. That is why the Sounding Board is made up of representatives from a broad segment of the community. The Open House (public meeting) will allow for generation of other ideas for further consideration by the Sounding Board.

Bud Van Cleve echoed support for keeping the lines of communication open between Team 99 and the 78<sup>th</sup> Street Sounding Board throughout the process.

### **Review and Discuss Three Proposed Draft Concept Plans:**

Mark explained that concepts A and B were the result of the request made by Commissioner Morris to see updated versions of the concept and to include a community center rendering. The three proposed draft concept plans are intended to be a mix and match of element that will ultimately narrow the list of desired uses that will inform the master planning process.

The group provided the following ideas, comments and concerns about the proposed draft concept plans:

- Take advantage of the viewpoint
- The working farm should be the center/focal point for everything on the site
- Water/wetland treatment should be integrated
- Meeting space should be provided in the interim of a community center
- Sizing should be considered for siting buildings
- The Food Bank will combine two building uses (a warehouse and offices (Food Bank and Clark County Extension). Trucks will need to come in and out of the warehouse for food distribution.
- Themes should be developed and identified for each of the alternative concept plans
- Put elements on an empty map at the Open House
- The cost should be included for different elements
- Identify what the green space will be used for
- Local, sustainable food production
- Laboratory for people to learn food production
- Community Supported Agriculture (CSA) lease space/incubator
- The development of the site should grow one step at a time
- The community center location should be considered (elsewhere vs. at 78<sup>th</sup> Street site)
- Leverage existing volunteers
- The drainage ditch should be identified as such, not as wetlands.
- The Farmers Market needs to be reflected
- Historic aspects should be pulled into agricultural production
- Wine demonstration
- Sell off a portion of the property for proceeds
- Parameters/guiding principles should be in place
- The encumbrance to the taxpayers should be addressed
- There should be community benefit
- The form-based code for Highway 99 should be met
- Food should be showcased as a benefit to the community
- Hazel Dell Park is in need of redevelopment and should be a separate process. The community center is a parks issue and should be part of that process. It should be taken off the table for the meantime. The site should be left undeveloped in the interim.
- Purchasing food products at the site should be an option.

### **Open Houses/Public Meeting:**

Jeanne and Adrienne described the proposed process for an open house to include the following elements:

- an informal information session with graphic displays, including the proposed draft concept plans
- a presentation about the project's purpose, the guiding principles, the Sounding Board, the process and timeline for the project.
- small group discussions would follow that would be facilitated by at least two members of the Sounding Board (everyone would be coached beforehand). The small group discussions would be focused on gathering input from members of the public about possible uses for the site.
- Following the facilitated discussions, members of the public would be allowed the opportunity to weigh in on the list of possible uses generated by the Sounding Board by using dots or something similar.

Following the Open House/Public Meeting, a fifth meeting will be held with the Sounding Board to discuss the outcomes of the meeting and determine next steps. The group discussed other ideas for the Open House/Public Meeting, including the following:

- A topographical map is needed for the Open House/Public Meeting
- Presentations could be made to other groups in addition to the Open House/Public Meeting, such as the Neighborhood Advisory Board of Clark County, etc.

**Public Comment:**

None.

**Meeting Adjourned:**

The meeting was adjourned at approximately 8:00 p.m.

The Sounding Board will be contacted via e-mail about possible dates for the Open House/Public Meeting.